

In re:  
Seaton Investments, LLC  
Debtor

Case No. 24-12079-VZ  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0973-2  
Date Rcvd: Oct 25, 2024

User: admin  
Form ID: pdf042

Page 1 of 3  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 27, 2024:

Recip ID	Recipient Name and Address
db	+ Seaton Investments, LLC, 264 S Oakhurst Dr, Beverly Hills, CA 90212-3504

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 27, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 25, 2024 at the address(es) listed below:

Name	Email Address
Avi Edward Muhtar	on behalf of Interested Party Avi Muhtar amuhtar@crowndandstonelaw.com
Bruce D Poltrock	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC bpoltrock@frandzel.com, achase@frandzel.com
Carol Chow	on behalf of Debtor Alan Gomperts Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Susan Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Daniel Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Christopher Cramer	on behalf of Interested Party Courtesy NEF secured@becket-lee.com

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Derrick Talerico

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Derrick Talerico

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Gerrick Warrington

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Gerrick Warrington

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Gerrick Warrington

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gwarrington@frandzel.com, achase@frandzel.com

Gerrick Warrington

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Gerrick Warrington

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Jacqueline L James

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on behalf of Creditor Harvest Small Business Finance LLC jjames@hrhlaw.com

Jacquelyn H Choi

on behalf of Creditor LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR jacquelyn.choi@rimonlaw.com  
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Jennifer C Wong

on behalf of Interested Party Courtesy NEF bknotice@mccarthyholthus.com jwong@ecf.courtdrive.com

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Kelly L Morrison

on behalf of U.S. Trustee United States Trustee (LA) kelly.l.morrison@usdoj.gov

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Michael G Fletcher

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Michael G Fletcher

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Paige Selina Poupart

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United States Trustee (LA)

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Zev Shechtman

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Zev Shechtman

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Zev Shechtman

on behalf of Interested Party Daniel Halevy Zev.Shechtman@saul.com  
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TOTAL: 54

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Derrick Talerico (SBN 223763) David B. Zolkin (SBN 155410) WEINTRAUB ZOLKIN TALERICO &amp; SELTH LLP 11766 Wilshire Blvd., Suite 730 Los Angeles, CA 90025 Telephone: 424-500-8552 Email: dtalerico@wztslaw.com dzolkin@wztslaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Broadway Avenue Investments, LLC</p>	<p>FOR COURT USE ONLY</p> <div style="border: 1px solid black; padding: 10px; text-align: center;"><p><b>FILED &amp; ENTERED</b></p><p><b>OCT 25 2024</b></p><p>CLERK U.S. BANKRUPTCY COURT Central District of California BY johnson DEPUTY CLERK</p></div>
<p><b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b></p>	
<p>In re:</p> <p>SEATON INVESTMENTS, LLC,</p> <p style="text-align: right;">Debtor.</p> <hr/> <p><input type="checkbox"/> Affects all Debtors. <input type="checkbox"/> Affects Seaton Investments, LLC <input type="checkbox"/> Affects Colyton Investments, LLC <input checked="" type="checkbox"/> Affects Broadway Avenue Investments, LLC <input type="checkbox"/> Affects SLA Investments, LLC <input type="checkbox"/> Affects Negev Investments, LLC <input type="checkbox"/> Affects Susan Halevy <input type="checkbox"/> Affects Daniel Halevy <input type="checkbox"/> Affects Alan Gomperts</p> <p style="text-align: right;">Debtors(s)</p>	<p>CASE NO.: 2:24-bk-12079-VZ</p> <p>Jointly Administered with Case Nos. 2:24-bk-12080-VZ 2:24-bk-12081-VZ 2:24-bk-12082-VZ 2:24-bk-12091-VZ 2:24-bk-12076-VZ 2:24-bk-12075-VZ 2:24-bk-12074-VZ</p> <p>CHAPTER: 11</p> <p><b>ORDER:</b></p> <p><input type="checkbox"/> GRANTING APPLICATION AND SETTING HEARING ON SHORTENED NOTICE</p> <p><input checked="" type="checkbox"/> DENYING APPLICATION FOR ORDER SETTING HEARING ON SHORTENED NOTICE</p> <p style="text-align: right;"><b>[LBR 9075-1(b)]</b></p>
<p><b>Movant (name):</b> Seaton Investments, LLC, Colyton Investments, LLC, SLA Investments, LLC, Negev Investments, LLC, Susan Halevy and Alan Gomperts</p>	

1. Movant filed the following motion together with supporting declarations and (if any) supporting documents:
  - a. *Title of motion:* Motion of Debtor and Debtor in Possession Broadway Avenue Investments, LLC for Order Authorizing Debtor to Enter into Post-Petition Lease
  - b. *Date of filing of motion:* October 24, 2024
2. Pursuant to LBR 9075-1(b), movant also filed an Application for Order Setting Hearing on Shortened Notice (Application) together with supporting declaration(s):

*Date of filing of Application:* October 24, 2024

This form is optional. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

3. Based upon the court's review of the application, it is ordered that:

- a. ☒ The Application is denied. The motion may be brought on regular notice pursuant to LBRs.
- b. ☐ The Application is granted, and it is further ordered that:

(1) ☐ A hearing on the motion will take place as follows:

<b>Hearing date:</b>	<b>Place:</b>
<b>Time:</b>	<input type="checkbox"/> 255 East Temple Street, Los Angeles, CA 90012
<b>Courtroom:</b> 1368	<input type="checkbox"/> 21041 Burbank Boulevard, Woodland Hills, CA 91367
	<input type="checkbox"/> 3420 Twelfth Street, Riverside, CA 92501
	<input type="checkbox"/> 411 West Fourth Street, Santa Ana, CA 92701
	<input type="checkbox"/> 1415 State Street, Santa Barbara, CA 93101

(2) ☐ No later than the deadlines given, **telephonic notice** of the hearing must be provided to all persons/entities listed:

(A) <u>Deadlines:</u>	(B) <u>Persons/entities to be provided with telephonic notice:</u>
Date:	
Time:	
	<input type="checkbox"/> See attached page
	(C) <u>Telephonic notice is also required upon</u> the United States trustee

(3) ☐ No later than the deadlines given, **written notice of the hearing** and a **copy of this order** must be served upon all persons/entities listed using: ☐ one of the methods checked ☐ all of the methods checked

(A) ☐ Personal Delivery ☐ Overnight Mail ☐ First class mail ☐ Facsimile\* ☐ Email\*

(B) <u>Deadlines:</u>	(C) <u>Persons/entities to be served with written notice and a copy of this order:</u>
Date:	
Time:	
	<input type="checkbox"/> See attached page
	(D) <u>Service is also required upon:</u>
	-- United States trustee ( <i>electronic service is not permitted</i> )
	-- Judge's copy personally delivered to chambers ( <i>see Court Manual for address</i> )

(4) ☐ No later than the deadlines given, a copy of the motion, declarations, and supporting documents (if any), must be served on all persons/entities listed using: ☐ one of the methods checked ☐ all of the methods checked

(A) ☐ Personal Delivery ☐ Overnight Mail ☐ First Class Mail ☐ Facsimile\* ☐ Email\*

(B) <u>Deadlines:</u> Date:  Time:	(C) <u>Persons/entities to be served with motion, declarations, supporting documents:</u>   <input type="checkbox"/> See attached page (D) <u>Service is also required upon:</u> -- United States trustee ( <i>no electronic service permitted</i> ) -- Judge's copy personally delivered to chambers (see Court Manual for address)
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(5) ☐ Regarding **opposition to the motion**

- ☐ opposition to the motion may be made **orally** at the hearing
- ☐ no later than the deadlines given, **written opposition to the motion** must be filed with the court and served upon all persons/entities listed using: ☐ one of the methods checked ☐ all of the methods checked

(A) ☐ Personal Delivery ☐ Overnight Mail ☐ First Class Mail ☐ Facsimile\* ☐ Email\*

(B) <u>Deadlines:</u> Date:  Time:	(C) <u>Persons/entities to be served with written opposition to the motion:</u> -- movant's attorney (or movant, if movant is not represented by an attorney)   (D) <u>Service is also required upon:</u> -- United States trustee ( <i>electronic service is not permitted</i> ) -- Judge's copy personally delivered to chambers (see Court Manual for address)
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(6) ☐ Regarding a **reply to an opposition:**

- ☐ a reply to opposition may be made **orally** at the hearing.
- ☐ no later than the deadlines given, a **written reply to an opposition** must be filed with the court and served on all persons/entities listed using: ☐ one of the methods checked ☐ all of the methods checked

(A) ☐ Personal Delivery ☐ Overnight Mail ☐ First Class Mail ☐ Facsimile\* ☐ Email\*

(B) <u>Deadlines:</u> Date:  Time:	(C) <u>Persons/entities to be served with written reply to opposition:</u> -- All persons/entities who filed a written opposition   (D) <u>Service is also required upon:</u> -- United States trustee ( <i>electronic service is not permitted</i> )
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This form is optional. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

-- Judge's Copy personally delivered to chambers  
(see Court Manual for address)

(7) ☐ Other requirements:

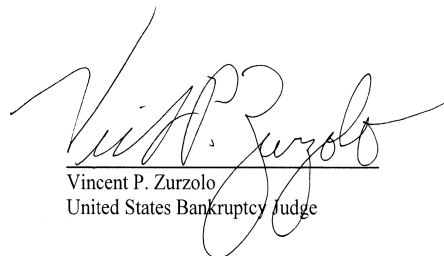
(8) ☐ No later than the deadlines given, movant must file a **Declaration of Notice and Service** establishing that telephonic notice, written notice, and service of the motion and this order was completed as set forth above, and a **judge's copy** of the Declaration of Notice and Service must be personally delivered to the judge's chambers:

☐ at least 2 days before the hearing.  
☐ no later than:      Date:      Time:

\* Service by electronic means (facsimile or email) requires compliance with F.R.Civ.P. 5(b)(2)(E).

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Date: October 25, 2024

  
\_\_\_\_\_  
Vincent P. Zurzolo  
United States Bankruptcy Judge